

**MINUTES FOR THE SPECIAL MEETING OF THE
CITY OF COMPTON OVERSIGHT BOARD**

**CITY OF COMPTON
CITY COUNCIL CHAMBERS
205 SOUTH WILLOWBROOK AVENUE,
COMPTON, CA 90220**

Wednesday, February 27, 2013

10:00 AM

I. CALL TO ORDER

The meeting was called to order by Tanya Ruiz, Oversight Board Secretary, at 10:13 a.m.

II. ROLL CALL

Present: Chair Jesenia Sanchez, Vice Chair Sweet Alice Harris, Board Member Harold C. Williams, Board Member Dr. Keith Curry, Board Member Jose Martinez and Board Member Aubrey Craig

Vacancies: County of Los Angeles Appointee

III. ADMINISTRATIVE MATTERS

- 1.** Approval of minutes from the Special Meeting of January 8, 2013. (13-0971)

On motion of Board Member Curry, seconded by Board Member Craig, duly carried by the following vote, the Board approved the January 8, 2013 Special Meeting Minutes:

Ayes: 5 - Chair Sanchez, Vice Chair Harris, Board Member Williams, Board Member Curry and Board Member Craig

Abstentions: 1 - Board Member Martinez

Vacancies: 1 - County of Los Angeles Appointee

Attachments: [SUPPORTING DOCUMENT](#)

- 2.** Discussion and Adoption of Resolution No.____ Approving the Recognized Obligations and Payment Schedule 13-14A (ROPS 4) for the Six-Month Fiscal period of July 1, 2013 to December 31, 2013, and taking certain related actions. (13-0975)

Dr. Kofi Sefa-Boakye, Director of Redevelopment, informed the Board that there were minor changes made to the Recognized Obligations and Payment Schedule 13-14A (ROPS) and provided the Board with a staff report representing the noted updates.

Michael Antwine, Deputy Director of Redevelopment, noted the minor modifications made to the ROPS and also indicated that the Notes section of the ROPS includes a description of the modifications.

Board Member Williams questioned whether Counsel for the Oversight Board was present. Christina Cameron, Attorney representing Stutz Artiano Shinoff & Holz, introduced herself and indicated she was in attendance on behalf of Barry Shultz, Oversight Board Legal Counsel.

Chair Sanchez questioned whether approval of Agenda Item 2, determines that the Board would be approving two actions; the Compton School District settlement appointed by the Court as well as the ROPS list. Sayre Weaver of Richard Watson and Gershon and legal counsel to the Successor Agency, indicated that the Oversight Board is approving the placement of the settlement payment as part of the ROPS since the item is an obligation. Ms. Weaver further noted that the Board does not need to approve the settlement terms, only the ROPS.

Board Member Curry requested for an update on the Administrative Budget. Mr. Antwine provided a brief breakdown of the items listed in the Administrative allowance, noting that items such as staffing costs, consultant services, and office costs are among the few items being categorized into the Administrative Budget.

Board Member Curry questioned why there was an amount increase for the Accounting firm Eadie Payne, LLP, and also inquired as to how the Agency intends on reducing future Administrative costs. Mr. Antwine responded that he has been in discussions with the City Manager on how the Successor Agency can limit the amount of costs, and also noted that staff is looking into how current outside consultant services can be terminated and tied into the City's contracting services.

Chair Sanchez referred to the Successor Agency Contact Information list attached to the ROPS, and questioned why City Manager Harold Duffy was not listed as a contact. Mr. Antwine informed that both he and Dr. Kofi Sefa-Boakye have been the primary contacts for the Department of

Finance (DOF); however, he noted that any information coming from the DOF gets disseminated to Mr. Harold Duffy. Chair Sanchez requested that Mr. Duffy be added as an additional contact and Mr. Antwine stated that he will add Mr. Duffy as a contact.

Chair Sanchez questioned what the outcome would be in the event obligations listed on the ROPS are denied by the DOF and inquired as to who would absorb the costs. Mr. Antwine indicated that should certain services be denied, then those services would have to be eliminated or suspended. Mr. Antwine further explained that certain expenses such as staffing costs being one of them, have been absorbed by the City, however noted that the Successor Agency will ultimately reimburse the City back.

On motion of Board Member Martinez, seconded by Board Member Williams, duly carried by the following vote, the Board adopted Resolution No. ____, Approving the Recognized Obligations and Payment Schedule 13-14A (ROPS 4) for the Six-Month Fiscal period of July 1, 2013 to December 31, 2013:

Ayes: 6 - Chair Sanchez, Vice Chair Harris, Board Member Williams, Board Member Curry, Board Member Martinez and Board Member Craig

Vacancies: 1 - County of Los Angeles Appointee

Attachments: [SUPPORTING DOCUMENT](#)

3. Discussion and Adoption of Resolution No. ____ Approving the Administrative Budget for the Recognized Obligations and Payment Schedule 13-14A (ROPS 4) for the Six-Month fiscal period of July 1, 2013 to December 31, 2013. (13-0974)

Michael Antwine, Deputy Director of Redevelopment, informed the Board that all Administrative costs for the period of July 1, 2013 to December 31, 2013, have been included in the Recognized Obligations and Payment Schedule 13-14A (ROPS 4).

On motion of Board Member Craig, seconded by Vice Chair Harris, duly carried by the following vote, the Board adopted Resolution No. ____, Approving the Administrative Budget for the Recognized Obligations and Payment Schedule 13-14A (ROPS 4):

Ayes: 6 - Chair Sanchez, Vice Chair Harris, Board Member Williams, Board Member Curry, Board Member Martinez and Board Member Craig

Vacancies: 1 - Los Angeles County Appointee

Attachments: [SUPPORTING DOCUMENT](#)

4. Discussion and Adoption of Resolution No.____ Approving the Sale and Disposition between the Successor Agency and Prism-IQ Partners, LLC of certain Successor Agency owned Property in connection with the Development of Gateway Towne Center-Phase II. (13-0976)

Christina Cameron, Oversight Board Legal Counsel, explained to the Board that the requested action of the Board has been changed and that a presentation only would be given regarding the said property. Ms. Cameron informed the Board that they would not be acting on the item until a proper 10-day notice is provided to the public.

Brook Morris and Erick Eklund of Prism-IQ Partners, LLC, provided an update on the Gateway Towne Center Phase II project and answered questions posed by the Board Members.

Board Member Williams commended the project, however, noted that the Community seems to not be pleased with the pedestrian accommodations. Mr. Morris replied that the project is very much pedestrian friendly and touched base on the pedestrian sidewalks and public seating areas entailed into the project. Board Member Williams requested that when the presentation is given at the March 20, 2013 meeting, that the projects pedestrian accommodations are highlighted so that the public can be better informed.

Vice Chair Harris voiced her concern over the importance of bringing jobs into the City of Compton and local hiring. Mr. Morris informed the Board that their company does take certain measures to ensure that the City's residences are informed of the job openings. Mr. Morris noted that common practice is to instruct the tenants to work with a career management office to assist with local job fairs and announcements and also request that the tenants take measures to hire local residents.

Board Member Williams asked what types of training are being offered by the tenants moving into the project. Mr. Morris replied that their company Prism-IQ partners LLC, in partnership with Junior Achievement, have established an organization, The Compton Entrepreneurship Program. Mr. Morris explained that the program which has been in existence for five years reaches out and provides job training to high school students living in the City of Compton.

Board Member Curry questioned if there was a specific process in selecting the Developer Prism-IQ Partners, LLC. Dr. Kofi Sefa-Boakye, Director of Redevelopment informed that the Developer was selected using the City's required Request for Proposals (RFP) selection process back in 2004.

Barbara Calhoun, member of the public, announced that she is pleased with both the Developer and Phase II of the project; however, she expressed her concern over the issue of local hiring and questioned why the City of Compton does not require local hiring as other Cities do.

Joyce Kelly, member of the public, expressed her appreciation for the project however conveyed her distaste over the blight that still exists in the City of Compton.

Chair Sanchez announced that the Successor Agency will provide the required 10-day public notice for the intention of the sale and disposition of the Successor Agency owned property in connection with the development of Gateway Towne-Center Phase II Project.

By Common Consent, there being no objection, the Board agreed to continue the item to the March 20, 2013 Regular Oversight Meeting.

Attachments: [SUPPORTING DOCUMENT](#)

IV. DISCUSSION

5. Update on Department of Finance (DOF) Communications. (13-0977)

Dr. Kofi Sefa-Boakye, Director of Redevelopment, provided a staff report of the recent communications which have taken place between the Successor Agency and the DOF. Mr. Kofi Sefa-Boakye concluded that the Successor Agency is currently awaiting the results of the Due Diligence Review (DDR) and noted that the Board would be notified of the results as soon as they are made available.

Attachments: [SUPPORTING DOCUMENT](#)

6. Oral Presentation - Update on the Long Range Property Management Plan. (13-0978)

Sherry Rudnak, Jones Lang LaSalle representative and Los Angeles lead, provided a presentation to the Board regarding the Long Range

Property Management Plan (PMP) and informed the Board that the company has been working with the Successor Agency since Spring 2012. Ms. Rudnak explained the current work assignment, outlining that the inventory on both the housing and non-housing assets have been completed. She noted that a draft has been finalized and submitted to the Successor Agency for review.

Board Member Curry acknowledged both the Successor Agency staff and consultants for their work in getting the PMP completed.

Attachments: [SUPPORTING DOCUMENT](#)

V. MISCELLANEOUS

- 7. Chair and Board Member Comments. (13-0979)**

There were none.

- 8. Matters not on the Posted Agenda (to be Presented and Placed on the Agenda of a Future Meeting). (13-0980)**

There were none.

- 9. Public Comments (Opportunity for Members of the Public to Address the Board on Items of Interest that are Within the Jurisdiction of the Board). (13-0981)**

Barbara Calhoun, member of the public, indicated that the Developers of Prism-IQ Partners provided a presentation of the Gateway Towne Center-Phase II project at the last Council Meeting and voiced her concern over the Successor Agency staff not making arrangements to supply the presentation at the Oversight meeting. In addition she expressed her disapproval over the Staff not issuing a 10-day public notice which further delays the process of the sale and disposition of the project.

Joyce Kelly, member of the public, reiterated her strong disapproval regarding the blight in the City of Compton and further expressed her discontentment over the work ethics of the Successor Agency staff and questioned how the Board can help her find a solution.

Craig Cornwell, City Attorney, assured the Board that his office will do their best in providing the correct advice for the benefit of the Board as well as carrying out the duties needed for the dissolution process. Mr. Cornwell also thanked the Oversight Board for their time contributed thus far.

Board Member Curry expressed his concern over the repeated public comments made and directed towards the Successor Agency staff. Board Member Curry strongly affirmed that his role as an Oversight Board Member is neither to provide oversight to the staff members nor to make comments on their performance. He further indicated that though the community may have certain opinions over the staff, it is outside the purview of the Board and should rather be a discussion that is introduced to the City Manager or City Council who does have oversight.

Board Member Williams concurred with the concern made by Board Member Curry, reiterating that his role as an Oversight Board Member does not have authority over the Successor Agency staff.

- 10. Adjournment of the Special Meeting of February 27, 2013. (13-0982)**

On motion of Vice Chair Harris, the Special Meeting adjourned at 11:44 a.m.